

## NEIGHBORHOOD PLAN

## Vision

- An attractive community where the buildings, streets, and sidewalks form a comfortable human-scale setting for daily activities and where views and community character are protected;
- A community with strong single-family neighborhoods and compatible multifamily buildings offering a wide range of housing types for all people;
- An appealing place with attractive landscaping and pleasant parks and gathering places;
- A vital commercial district, providing restaurants, stores, and services to meet the needs of local residents;
- A safe community with active crime prevention programs and a strong police presence;
- A community that is conveniently accessible by transit and automobile, but where walking and biking are easy and enjoyable.

We are a small, mainly residential community, with a small-town feel to our business district. Our neighborhood contains a diversity of residents, interests, and opportunities for enhancement which will all contribute to the direction this community takes over the next 20 years. This plan lays out the guiding principles and initial recommendations by which we hope to attain this vision of our neighborhood's future. We also hope that this plan will be an enduring tool for helping our community cope with changing circumstances and take advantage of opportunities that may arise in the coming decades.

## Key Strategies

- A. The "Green Crescent"** — Meet the Comprehensive Plan parks and open space goals through the implementation of the Green Crescent strategy that will connect valuable areas of natural, and mostly undeveloped, open space open spaces and other parks and recreation facilities in the neighborhood, thus creating a continuous green crescent of parks and open space opportunities for the community.
- B. Fauntleroy Way pedestrian safety and landscaping improvement strategy** — This strategy is a combination of actions using triangular remnants of street right-of-way to beautify the Fauntleroy Way corridor with landscaping and improve safety and accessibility for neighborhood vehicular and pedestrian traffic.



Orchard Street Ravine (Photo source: Flickr.com, Chas Redmond)

## Community Investment

- The Morgan Community Association members worked to create a Gateway Triangle by planting trees and installing a gateway sign with assistance from Seattle Department of Transportation (SDOT) to calm traffic and create a more pedestrian friendly environment.
- In May 2002, the City announced plans to install lids over the uncovered reservoirs including the Myrtle Street Reservoir. Seattle Public Utilities (SPU) is funding the reservoir lidding that is nearly complete. The Pro Parks Levy is funding design and construction of a new park space that incorporates recreational elements and ideas suggested by the community members, Parks, Seattle Public Utilities and the Seattle Design Commission. The design includes: an open grass field on top of the lidded reservoir for informal play with a pathway circling the field and ADA accessible pathways. The children's play area will feature open toy structures to enhance visibility and provide for better security. A viewing plaza north of the lid will include an interpretive element indicating Highpoint's elevation as well as that of other prominent hills on the Seattle skyline. Construction schedule is currently on hold pending completion of lid construction. Park construction is anticipated to begin in fall 2009 with completion in spring 2010.
- The new High Point Branch Library, funded by the "Libraries for All" program, opened in June, 2004. The 7,200 square foot branch features: a tripling of capacity for books and materials; increased seating, a study room, 17 computers, a meeting room and parking for 24 vehicles.
- Parks completed construction of the new Morgan Junction Park at SW Beveridge Place in June, 2009. The design features a piazza-like space with green edges, a U-shaped public gathering space with seating, a central lawn and a specimen tree located on a prominent corner of the property. SDOT replaced the sidewalk and curb adjacent to the park. The Seattle Office of Arts and Cultural Affairs collaborated with SDOT on a sidewalk project, to install an interactive sidewalk chalk gallery, featuring low profile gallery style frames stamped into the concrete.
- The City adopted the Morgan Junction Neighborhood Design Guidelines in September, 2007.
- Working with the community and Pro Parks Levy funding, Parks completed Solstice Park (a.k.a. Lincoln Park Annex) creating an overlook with views to the Puget Sound constructed on top of a berm engineered and constructed in the mid-1980s for the purpose of holding back a slide area. The top of the berm, as well as a swale located behind the berm, was cleared of weeds and blackberries and seeded with native grasses.
- Morgan Community Association, working with grants from Safeco, the Neighborhood Matching Fund and the Seattle Foundation developed a P-Patch community garden near the tennis courts in the new Solstice Park. A metalwork gateway for the P-Patch was designed by a local artist, Mimi Riley.

## Neighborhood Plans:

[WWW.SEATTLE.GOV/NEIGHBORHOODS/NPI/PLANS](http://WWW.SEATTLE.GOV/NEIGHBORHOODS/NPI/PLANS)

## Neighborhood Status Reports:

[WWW.SEATTLE.GOV/DPD/PLANNING/NEIGHBORHOOD\\_PLANNING/STATUSREPORTS](http://WWW.SEATTLE.GOV/DPD/PLANNING/NEIGHBORHOOD_PLANNING/STATUSREPORTS)

# HOUSING & EMPLOYMENT

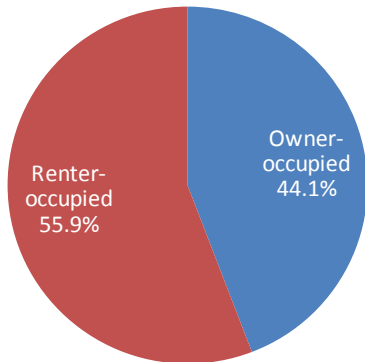
Source: 2000 Census SF-3 Block Group Estimates, except where noted. Information provided for Morgan Junction Residential Urban Village.

## Comprehensive Plan 2024 Growth Targets

Morgan Junction Source: Comprehensive Plan	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing (2004)	Existing Density (HH/Ac)	Growth Target	2024 Density (Est. HH/Ac.)	Existing (2002)	Existing Density (Jobs/Ac.)	Growth Target	2024 Density (Est. HH/Ac.)
	114	1,090	10	200	11	N/A	N/A	N/A	N/A

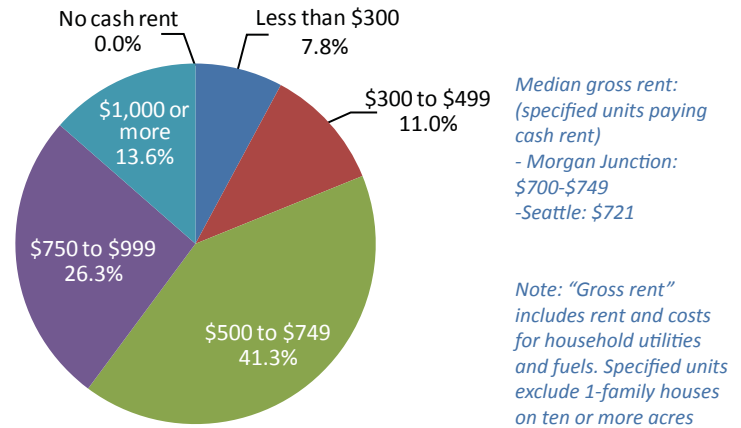
## Renter or Owner Occupied

for all occupied housing units



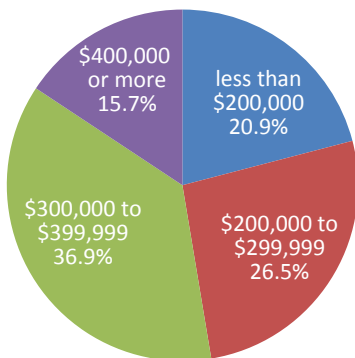
## Gross Rent

for specified renter-occupied units



## Home Value

for specified owner-occupied units

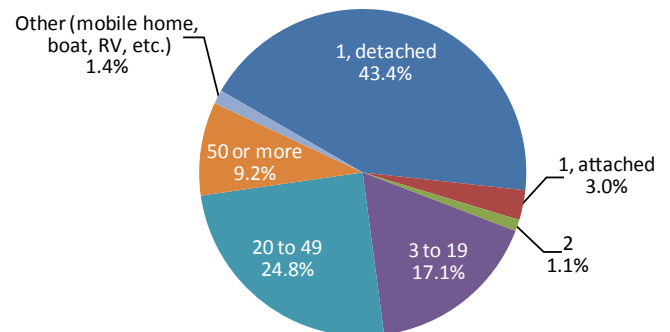


Median home value:  
 -Morgan Junction: \$307,500  
 -Seattle as a whole: \$259,600

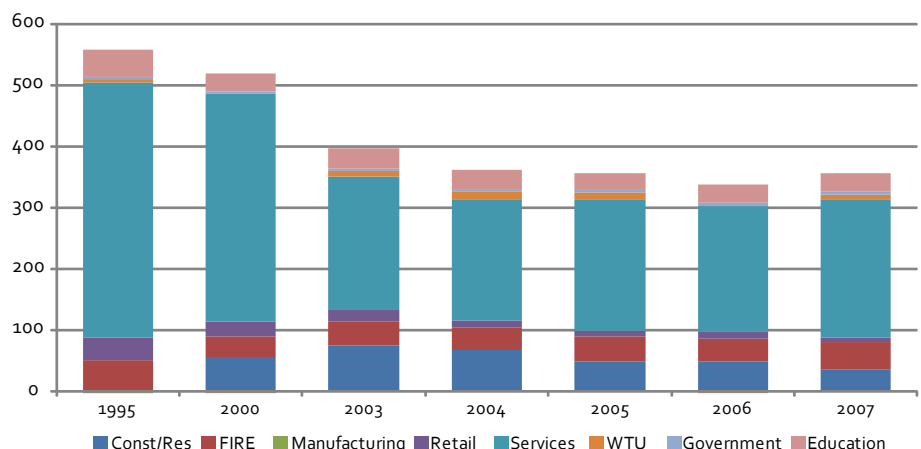
Note: "Specified owner-occupied units" exclude mobile homes, units (such as condominiums) in multi-unit buildings, and houses on ten or more acres.

## Number of Units in Structure

for all housing units



## 1995-2007 Employment by Sector



## Development Capacity

calculated as of 2007

Housing	455 (units)
Commercial	21,847 (square feet)
Jobs	73

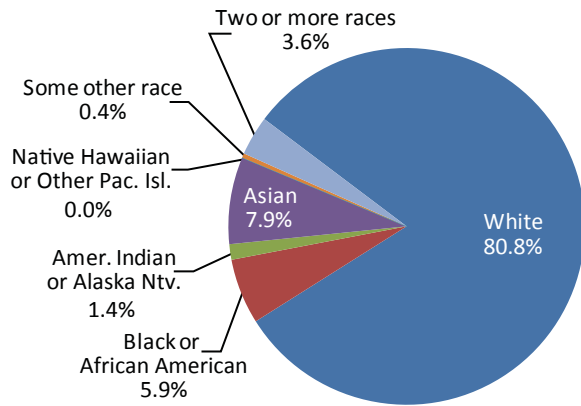
# DEMOGRAPHIC SUMMARY

Source: 2000 Census SF-3 Block Group Estimates, except where noted. Information provided for Morgan Junction Residential Urban Village.

Population	2000	2007*
*estimate	1,483	1,506

## Race

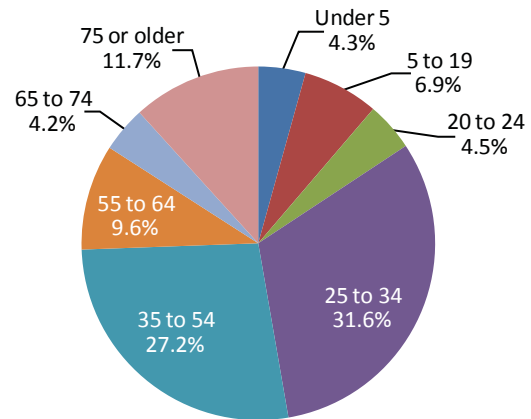
for all persons



**Latino/Hispanic ethnicity**  
(of any race): 3.6% of population

## Age

for all persons

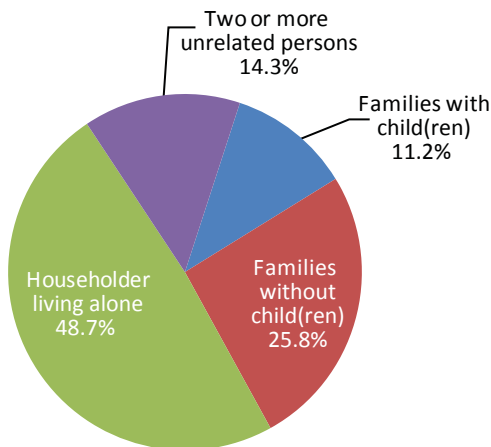


Children (<18):  
9.5% of pop.

Seniors (65+):  
15.9% of pop.

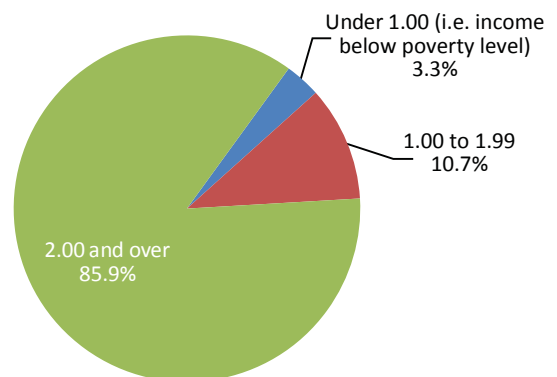
## Household Type

for all households



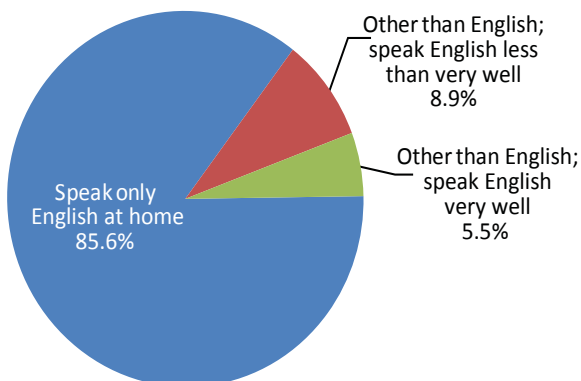
## Ratio of Income to Poverty

Persons for whom poverty status is determined



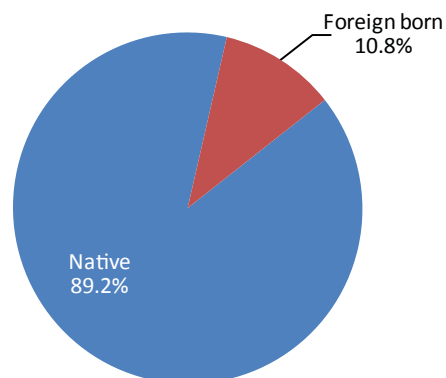
## Language Spoken at Home

for persons 5 years and older



Total speaking language other than English at home: 14.4%

## Place of Birth

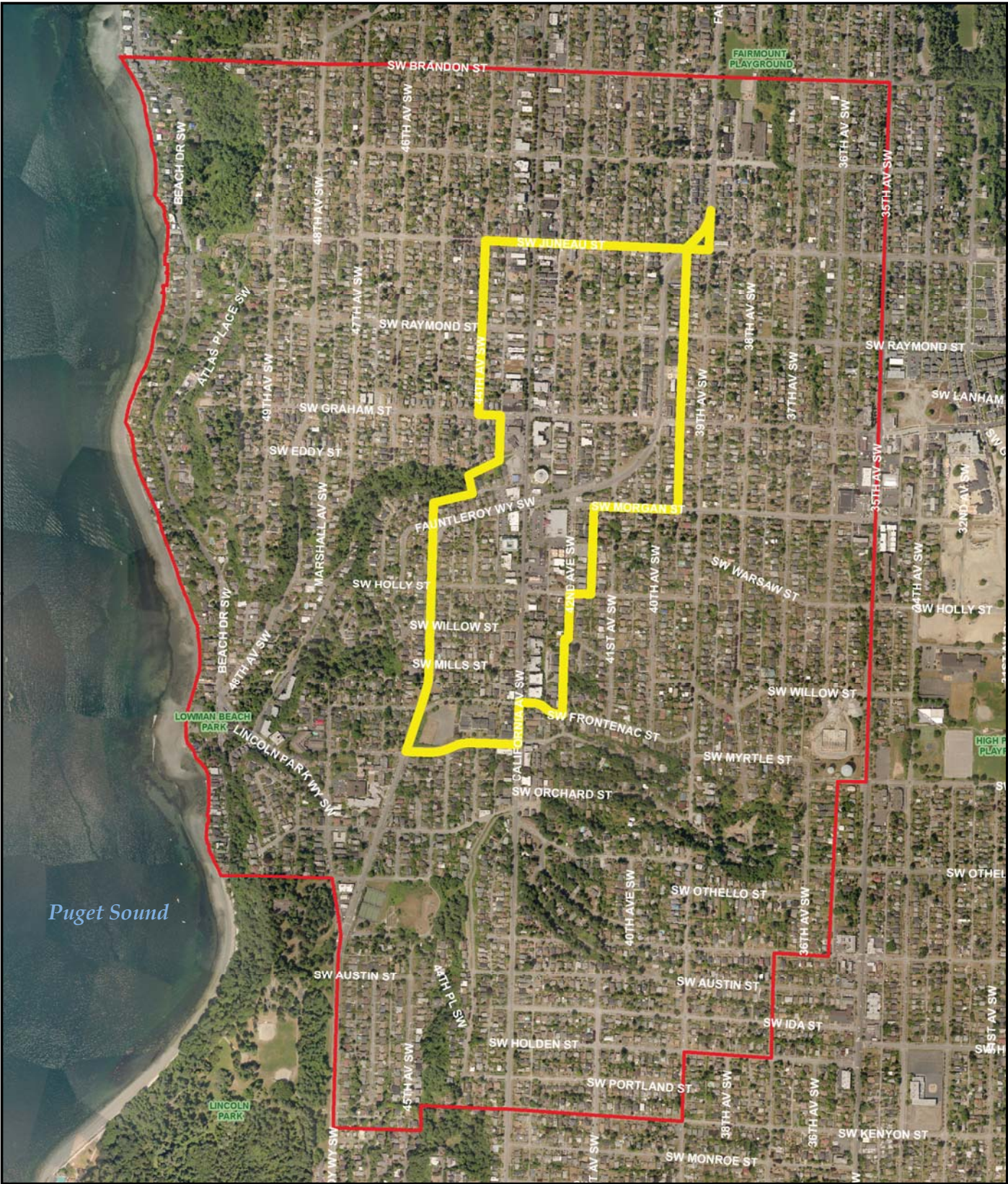


Entered U.S.  
within prior 10 years:  
39.4% of foreign born;  
4.2% of total  
population

Note: Native includes  
born in U.S.,  
Puerto Rico and  
other U.S. island areas,  
and born abroad  
to American parents



# AERIAL MAP



## Morgan Junction

- Urban Village
- Neighborhood Plan Area
- Aerial Photo: 2007
- LINK Light Rail
  - Stations
  - At-Grade / Aerial
  - Tunnel

0 0.05 0.1 0.2 0.3 Miles

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